

## NOTICE OF ADOPTED ORDINANCE

Pursuant to Section 7-3 of the Town of Castle Rock Home Rule Charter, notice is hereby given that the Town Council did adopt the following named and described Ordinance during a Regular Meeting on June 20, 2017 which commenced at 6:00 P.M. at the Castle Rock Town Council Chambers, 100 N. Wilcox St. Castle Rock, CO 80104

Title of Adopted Ordinance:

Ordinance No. 2017-018

An Ordinance Amending the Town's Zone District Map by Approving the Calvary Chapel Castle Rock Planned Development Plan and the Calvary Chapel Planned Development Plan Zoning Regulations

Subject Matter Summary:

The proposed zoning of 5.4346 acres for Calvary Chapel Castle Rock is associated with the proposed annexation into the Town of Castle Rock. The Property is located at the northwest corner of Woodlands Boulevard and Fifth Street with the zone designation of Planned Development Plan. The Planned Development Plan outlines standards of development and the provisions for public and private infrastructure to support the development of a church use only.

The entire text of the proposed ordinance is contained herein, and copies of all documents are available for public inspection at the office of the Town Clerk, 100 North Wilcox, Castle Rock, Colorado 80104 during normal working hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.

Publication Date: June 21, 2017

**ORDINANCE NO. 2017-018**

**AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING THE CALVARY CHAPEL CASTLE ROCK PLANNED DEVELOPMENT PLAN AND THE CALVARY CHAPEL PLANNED DEVELOPMENT PLAN ZONING REGULATIONS**

**WHEREAS**, proper application has been made by Calvary Chapel Castle Rock, LLC ("Applicant") for Planned Development (PD) zoning of the property described in *Exhibit 1* ("Property");

**WHEREAS**, Applicant has requested approval of the Calvary Chapel Planned Development Plan ("PD Plan"),

**WHEREAS**, Applicant has requested approval of the Calvary Chapel Planned Development Plan Zoning Regulations ("Zoning Regulations"), as the same affect the Property;

**WHEREAS**, the PD Plan and Zoning Regulations comply with Title 17 of the Castle Rock Municipal Code, the Town's Vision 2020 and the Comprehensive Master Plan; and,

**WHEREAS**, public hearings on the PD Plan and Zoning Regulations have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code.

**NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:**

**Section 1. Zoning District Map Amendment** The Town's Zoning District Map pertaining to the Property is amended to Planned Development (PD) to conform with the Calvary Chapel Planned Development Plan.

**Section 2. Planned Development Plan Approval**. The Calvary Chapel Planned Development Plan in the form attached as *Exhibit 2* is hereby approved.

**Section 3. Zoning Regulation Approval**. The Calvary Chapel Planned Development Plan Zoning Regulations in the form attached as *Exhibit 3* are hereby approved.

**Section 4. Effective Date**. With the effective date of this Ordinance, the Property is subject to the Castle Rock Municipal Code and all ordinances, resolutions, rules and regulations of the Town.

**Section 5. Severability**. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

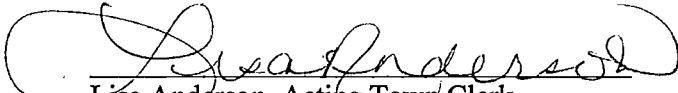
**Section 6. Safety Clause**. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational to the legislative object sought to be obtained.

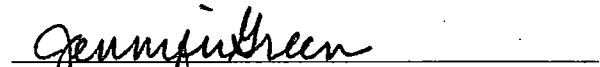
**APPROVED ON FIRST READING** this 6th day of June, 2017 by a vote of 7 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

**PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING** this 20th day of June, 2017, by the Town Council of the Town of Castle Rock by a vote of 6 and 0 against.

**ATTEST:**

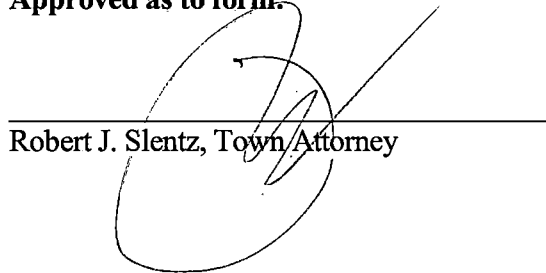
**TOWN OF CASTLE ROCK**

  
\_\_\_\_\_  
Lisa Anderson, Acting Town Clerk

  
\_\_\_\_\_  
Jennifer Green, Mayor

**Approved as to form:**

**Approved as to content:**

  
\_\_\_\_\_  
Robert J. Slentz, Town Attorney

  
\_\_\_\_\_  
Bill Detweiler, Director, Development Services

## PARCEL DESCRIPTION

ALL OF THOSE PROPERTIES DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2016009092 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING ASSUMED TO BEAR  $N02^{\circ}18'30''E$

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE WOODLANDS FILING NO. 8 RECORDED UNDER RECEPTION NO. 9348216 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY LINE OF SAID THE WOODLANDS FILING NO. 8, THE FOLLOWING FOUR (4) COURSES:

1.  $N88^{\circ}46'20''E$  A DISTANCE OF 40.00 FEET;
2.  $N02^{\circ}18'30''E$  A DISTANCE OF 75.14 FEET;
3.  $N88^{\circ}46'20''E$  A DISTANCE OF 960.36 FEET;
4.  $S01^{\circ}13'40''E$  A DISTANCE OF 75.00 FEET, TO THE NORTHWESTERLY CORNER OF CASTLE ROCK CHURCH OF CHRIST RECORDED UNDER RECEPTION NO. 01101066;

THENCE ON THE WESTERLY LINE OF SAID CASTLE ROCK CHURCH OF CHRIST, THE FOLLOWING TWO (2) COURSES:

1.  $S01^{\circ}13'40''E$  A DISTANCE OF 160.27 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF  $99^{\circ}29'00''$  AND AN ARC LENGTH OF 78.13 FEET, TO A POINT OF NON-TANGENT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 5TH STREET AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2006057785;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

1.  $N81^{\circ}44'54''W$  A DISTANCE OF 331.46 FEET, TO A POINT OF CURVE;

2. ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1332.82 FEET, A CENTRAL ANGLE OF 09°58'00" AND AN ARC LENGTH OF 231.85 FEET, TO A POINT OF NON-TANGENT;
3. S81°15'35"W A DISTANCE OF 156.71 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1323.30 FEET, A CENTRAL ANGLE OF 10°49'39" AND AN ARC LENGTH OF 250.07 FEET, SAID CURVE HAVING A CHORD BEARING S76°07'24"W AND A CHORD LENGTH OF 249.70 FEET, TO A POINT OF NON-TANGENT ON THE EASTERLY LINE OF A REPLAT OF LOTS 18, 19, 20 AND 21, OAKWOOD PARK, RECORDED UNDER RECEPTION NO. 313658;

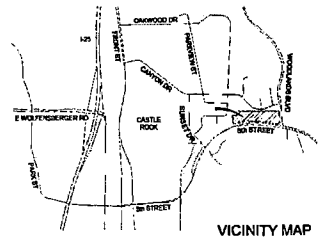
THENCE ON SAID EASTERLY LINE AND THE EASTERLY LINE OF OAKWOOD PARK RECORDED UNDER RECEPTION NO. 1977204309, N00°03'57"W A DISTANCE OF 207.12 FEET, TO THE POINT OF BEGINNING.

## SUMMARY TABLE

CONTAINING A CALCULATED AREA OF 236,732 SQUARE FEET OR 5.4346 ACRES.

## CAVALRY CHAPEL PLANNED DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE  
67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO



**LEGAL DESCRIPTION**

ALL OF THESE PROPERTIES ARE SHOWN IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 29489000 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., SAID POINT BEING THE SOUTHWEST CORNER OF THE WOODLANDS PLANNING NO. 8 RECORDED UNDER RECEPTION NO. 854216 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER.

THENCE ON THE SOUTHERLY LINE OF SAID THE WOODLANDS PLANNING NO. 8, THE FOLLOWING FOUR (4) COURSES:

- N 44°02'30" E A DISTANCE OF 40.00 FEET;
- N 67°02'30" E A DISTANCE OF 75.14 FEET;
- N 44°02'30" E A DISTANCE OF 40.00 FEET;
- S 74°02'30" E A DISTANCE OF 75.10 FEET, TO THE NORTHWESTERLY CORNER OF CASTLE ROCK CHURCH OF CHRIST RECORDED UNDER RECEPTION NO. 01101000.

THENCE ON THE WESTERLY LINE OF SAID CASTLE ROCK CHURCH OF CHRIST, THE FOLLOWING TWO (2) COURSES:

- S 01°14'07" E A DISTANCE OF 160.28 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE CENTER BEARS 88°51'00" W, HAVING A RADIUS OF 43.00 FEET, A CENTRAL ANGLE OF 87°07'10" AND AN ARC LENGTH OF 78.34 FEET, TO A POINT OF NON-TANGENCY ON THE NORTHERLY RIGHT-OF-WAY LINE OF 5TH STREET AS BE DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 20065071A.

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

- N 44°13'27" W A DISTANCE OF 33.83 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE CENTER BEARS 80°19'45" W, HAVING A RADIUS OF 133.33 FEET, A CENTRAL ANGLE OF 0°57'34" AND AN ARC LENGTH OF 231.73 FEET, TO A POINT OF NON-TANGENCY;
- S 81°22'27" W A DISTANCE OF 156.88 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE CENTER BEARS 80°37'00" W, HAVING A RADIUS OF 102.33 FEET, A CENTRAL ANGLE OF 1°07'00" AND AN ARC LENGTH OF 208.88 FEET, TO A POINT OF NON-TANGENCY ON THE EASTERLY LINE OF A REPLAT OF LOTS 18, 19, 20 AND 21, OAKWOOD PARK, RECORDED UNDER RECEPTION NO. 0130200.

THENCE ON SAID EASTERLY LINE AND THE EASTERLY LINE OF OAKWOOD PARK RECORDED UNDER RECEPTION NO. 18720000, NORTHEAST A DISTANCE OF 267.23 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 258,722 SQUARE FEET OR 5.94 ACRES.

**BASIS OF BEARING:**

THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED BY A 3" X 1/2" ALUMINUM CAP IS ASSUMED TO BE 112.9800' AT THE NORTH AND 3-1/2" ALUMINUM CAP IS ASSUMED TO BE 112.9800' AT THE SOUTH, BEING ASSUMED TO BEAR 90°00'00".

**BENCHMARK**

45 82 84 8 W CAP @ SE CORNER OF LOT 1, BLOCK 8, WOODLANDS PLANNING NO. 8, ELEVATION 4358.90 NAVD83

**PD PLAN STANDARD NOTES**

- THE MINERAL RIGHTS ASSOCIATED WITH A PORTION OF THIS DEVELOPMENT HAVE NOT BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL RIGHTS.
- THE PROJECT SITE IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 5805302000, REVISED MARCH 11, 2018.
- THIS DEVELOPMENT PLAN IS SUBJECT TO THE TOWN OF CASTLE ROCK RESIDENTIAL HOMEOWNERS' INTERFACIAL REGULATIONS. INTERFACIAL AREAS MUST ADHERE TO CHAPTER 17.02 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK PURPLE WATER PRESSURE ZONE.
- ALL WEATHER CONCRETE OR ASPHALT SURFACE ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (250,000 LB) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE AVAILABLE PRIOR TO AND DURING ALL CONSTRUCTION.
- RIGHT-OF-WAY FOR BUSINESSES AND EXPRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.

**LAND USE SUMMARY TABLE**

TYPE OF USE	PERMITTED USE	ACRES PROVIDED	% OF PROPERTY
CH	CHAURON CHAURON RELATED FACILITIES TO INCLUDE SANITARY OFFICES, CLASSROOM, MEETING ROOMS, ETC.; PLAYGROUNDS; GYMNASIUMS; PARKING; DRIVE SLEES	3.08 ACRES (134,754 SF)	87%
OSP	LANDSCAPE AREA, BUFFERS/SETBACKS; DETENTION FACILITIES;	2.84 ACRES (121,888 SF)	43%
<b>TOTAL:</b>		<b>5.93 ACRES</b>	<b>100%</b>

**PD ZONING REGULATIONS- LAND USE 'CH'**

\*REFER TO THE CAVALRY CHAPEL PD ZONING REGULATIONS FOR ENTIRE REGULATIONS.

EXISTING ZONING:	DOUGLAS COUNTY ZONED (PD)
PROPOSED ZONING:	PLANNED DEVELOPMENT (PD) PLAN
MAX. GROSS FLOOR AREA:	35% OF TOTAL SITE AREA
MAX. HEIGHT OF BUILDING:	35 FEET
MAX. HEIGHT OF SPIKE:	15 FEET ABOVE BUILDING
BUILDING SETBACKS / SEPARATIONS:	TO BE ESTABLISHED WITH SITE DEVELOPMENT PLAN
STREET PROPERTY SETBACKS:	TO BE ESTABLISHED WITH THE SITE DEVELOPMENT PLAN. HOWEVER, NO PROPOSED BUILDING SHALL BE CONSTRUCTED CLOSER THAN 25 FEET FROM WOODLANDS BLVD., 28 FEET FROM 19TH ST. AND 30 FEET FROM EITHER THE NORTHERN OR WESTERN PLANNED DEVELOPMENT BOUNDARIES.
MAXIMUM BLDG. FOOTPRINT COVERAGE:	62,786 SQUARE FEET PERMITTED
MAXIMUM FLOOR AREA RATIO (FAR):	0.35 FAR PERMITTED
PARKING SPACES REQUIRED:	1 Parking Space per Every 3 Faded Seats in Its Main Sanctuary
ACCESSIBLE PARKING REQUIRED:	Shall comply with Town of Castle Rock Accessible Code Requirements

**OWNERSHIP CERTIFICATION**

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

CAVALRY CHAPEL, CASTLE ROCK, A COLORADO NON-PROFIT CORPORATION

NOTARY PUBLIC  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY \_\_\_\_\_ AS  
OF CAVALRY CHAPEL, CASTLE ROCK

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**LIENHOLDER SUBORDINATION CERTIFICATE**

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON, THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED (FEBRUARY 11, 2018) AT RECEPTION NO. 85522555.

DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

COLORADO EAST BANK & TRUST

NOTARY PUBLIC  
SUBSCRIBED AND SWORN TO BEFORE ME

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY \_\_\_\_\_ AS  
OF COLORADO EAST BANK & TRUST

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, JERROLD ADAMS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLANNED DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**TITLE CERTIFICATION**

I, \_\_\_\_\_, AN AUTHORIZED REPRESENTATIVE OF \_\_\_\_\_, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

TITLE COMPANY \_\_\_\_\_  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY PUBLIC  
SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY \_\_\_\_\_ AS AUTHORIZED REPRESENTATIVE \_\_\_\_\_

OF \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CLERK AND RECORDER CERTIFICATE**

STATE OF COLORADO) 153  
COUNTY OF DOUGLAS)  
I HEREBY CERTIFY THAT THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

BY: DOUGLAS COUNTY CLERK \_\_\_\_\_

**AGENCIES**

AGENCY	CONTACT INFORMATION
OWNERS/DEVELOPER	CAVALRY CHAPEL, ATTN: DAVO LOVIE, 1100 S. WATSON ST., CASTLE ROCK, CO 80109, P-718-578-1220
LAND PLANNER / PLAN PREPARER	THOMAS AND THOMAS ATTN: JASON ALWINE, 705 N. TEARON ST., COLORADO SPRINGS, CO 80903, P-718-578-9777
ENGINEERS/SURVEYOR	JR ENGINEERING ATTN: MARIE WENE, 3700 SUTTON ROAD, SUITE 219, COLORADO SPRINGS, CO 80907, P-718-663-2393, M.WENE@JRENGINEERING.COM
MORTGAGEE/SUBHOLDER	COLORADO EAST BANK & TRUST, 104 S. CASCADE AVE., COLORADO SPRINGS, CO 80903, P-718-577-4500
TOWN OF CASTLE ROCK PLANNING	KATHY MARIC, SENIOR PLANNER, DEVELOPMENT SERVICES DEPARTMENT, 165 WILCOX ST., CASTLE ROCK, CO 80104, P-720-733-2205
PUBLIC WORKS	KEVIN CHALFOUR, PUBLIC WORKS DEPT., 4115 CASTLETON CT., CASTLE ROCK, CO 80109, P-720-733-2462
UTILITIES	MARK MANTUA, UTILITY DEPARTMENT, 116 KELLOGG CT., CASTLE ROCK, CO 80109, P-720-733-8200

**PLANNING COMMISSION RECOMMENDATION**

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEND: \_\_\_\_\_

DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

**TOWN COUNCIL APPROVAL**

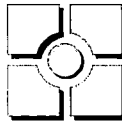
THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO,

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEND: \_\_\_\_\_

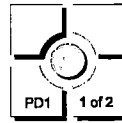
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_



**THOMAS AND THOMAS**  
Landscape Architecture  
1000 North Tearon Street  
Castle Rock, Colorado 80109  
Phone: (718) 578-9777

REV#	DATE	REVISIONS	DRAWN	CHECKED	APPROVED
1	1/9/17	TOWN COMMENTS REV 1			
2	2/16/17	TOWN COMMENTS REV 2			
3					
4					
5					
6					
7					

REVISION	DATE	BY	SCALE
1	1/9/17	JG	AS SHOWN
2	2/16/17	JG	AS SHOWN
3			
4			
5			
6			
7			

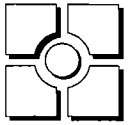
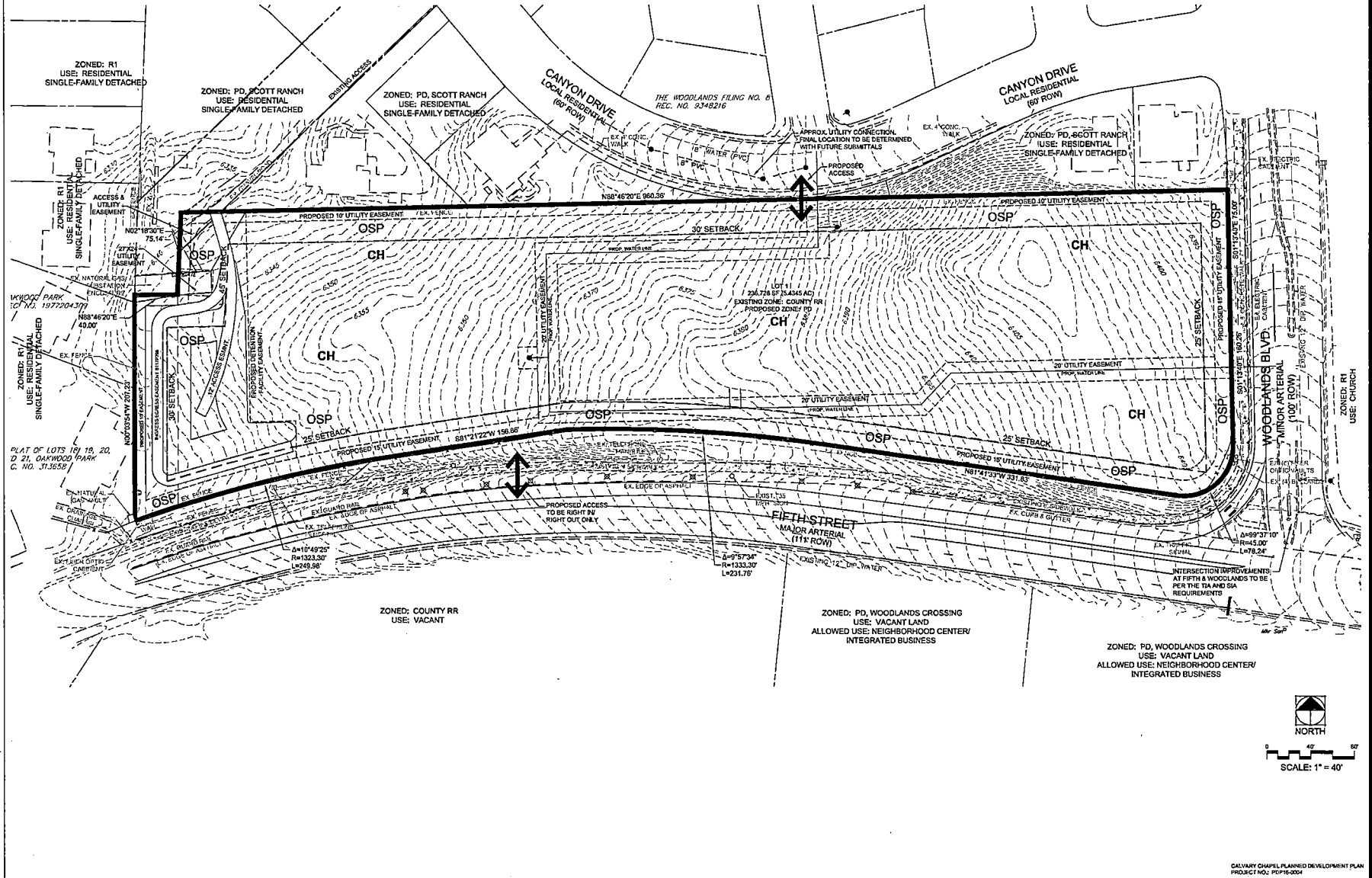


**SHEET INDEX**

- COVER SHEET
  - PLANNED DEVELOPMENT PLAN
- CAVALRY CHAPEL PLANNED DEVELOPMENT PLAN  
PROJECT NO. PDP18-0004

# CAVALRY CHAPEL PLANNED DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE  
67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO

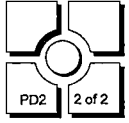


**THOMAS THOMAS**  
 1000 S. 10th St., Suite 100  
 Fort Collins, CO 80504  
 (970) 221-1111  
 www.thomasthomas.com

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	TOWN COMMENTS REV 1	1/9/17	Z/AVT		
2	TOWN COMMENTS REV 2				
3					
4					
5					
6					

DESIGNED	DRAWN	CHECKED	PROJECT NUMBER	SCALE	AS NOTED
JJA	JJA	JJA	250000		

**PLANNED DEVELOPMENT PLAN**



ZONING REGULATIONS  
CALVARY CHAPEL CASTLE ROCK PLANNED DEVELOPMENT

EXHIBIT 3

**A. GENERAL PROVISIONS**

1. Adoption/Authorization. The Town Council of the Town of Castle Rock ("Town") has established a PD Planned Development District for the Calvary Chapel PD Plan and the Calvary Chapel property ("Calvary Chapel" or "Property") by approval of the Calvary Chapel Planned Development Plan ("PDP"), the Calvary Chapel Planned Development Plan Zoning Regulations ("Zoning Regulations") and the Calvary Chapel Annexation and Development Agreement ("DA") (collectively, the "Governing Documents") pursuant to Chapters 17.32 of Title 17 of the Town's Municipal Code ("Code") after appropriate public notice and hearing on Ordinance No. 2017-\_\_\_, adopted \_\_\_\_\_, 2017.

2. Applicability. The Governing Documents shall run with the Property and bind the Developer and all landowners of record, including their successors and assigns, to the extent of their interest in the Property pursuant to the terms of such documents.

3. Maximum Level of Development. The total floor area approved for platting and development within the established Use Areas is the maximum allowed for development, 35% maximum building coverage. This includes all facilities within the designated use area included the church sanctuary, church related facilities and site related elements.

4. Relationship to Town Regulations. All Town ordinances and regulations of general applicability within the Town, as the same may be amended from time to time, will apply to and be enforceable within the Property and such Town ordinances and regulations will govern and control over any conflicting provision in these Zoning Regulations..

5. Severability of Provisions. In the event that any provisions hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

**B. Development Agreement**

In addition to these Zoning Regulations, certain provisions which govern the development of the Property under the PDP are controlled by a development agreement between the Town of Castle Rock and the owners of the Property. This development agreement has been approved by the Town on the \_\_\_ day of \_\_\_\_\_, 2017, by Resolution No. 2017-\_\_\_.



**C. DEFINITIONS**

In addition to the standard definitions in the Town of Castle Rock Zoning Ordinance (Title 17), the following definitions of terms shall apply to this Planned Development:

1. **Building Height:** The vertical distance from the average finished grade (not including berming of grading for the purpose of permitting a higher building) surrounding a structure to the uppermost point of the roof of the structure. Chimneys, ventilators, elevator housings, skylights, solar collectors, air conditioning and heating units, antennas and necessary mechanical appurtenances usually constructed above the roof level are not to be considered in determining building height.
2. **Building Setbacks:** The horizontal distance between a platted lot line and a building or structure. This distance does not include the projections or eaves, fireplaces, patios, decks, fire escapes, mechanical units or similar architectural appurtenances except that no such projection shall extend beyond the lot line of the lot on which they are located. In instances where buffer areas are provided, the width or depth of any such buffer area may be subtracted from the required setback to either reduce or eliminate the setback.
3. **Site:** Shall refer to Calvary Castle Planned Development (PD) as described by the PD Plan and its associated documents that have been approved by the Town of Castle Rock of the County of Douglas.
4. **Temporary Construction Trailers:** Temporary Construction Trailers may be manufactured or portable structures placed on a development site for the duration of the construction period of a phase or phases of a project and will be removed from the site after construction is complete.
5. **Church related educational facilities:** Church educational facilities to accommodate functions that are associated with the church to include children and youth, adult classes, and other church related functions. This explicitly does not include a Christian Day School for pre-school, K-8 or High School.

**D. Overall Project Standards**

The standard zoning requirements of the Town of Castle Rock Zoning Ordinance including parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes, shall apply to this PD, except as modified by the following:

1. **Church and Related Uses Development Standards.**
  - a. **Maximum Building Height** 35 Feet
  - b. **Maximum Spire Height** 15 Feet above Building
  - c. **Parking shall be provided at a rate of one space per 3 seats in the main sanctuary. Occasional overnight parking for church related activities and tour buses shall be permitted.**
2. **Temporary Uses**
  - a. **Construction offices and material storage shall be permitted during and for a period of 120 days after cessation of actual construction in those areas being served by such construction office or material storage area. All materials must be removed within 120 days of the cessation of the outdoor storage.**

**E. General Use Areas**

<u>Land Use Area</u>	<u>Acreage</u>	<u>%of Total Acres</u>
CH (Church and Church Related Uses)	3.09	57%
OSP (Landscape Area; Buffers/ Setbacks; Detention Facilities)	2.34	43%
Total	5.43	100.0%

**F. Use Area Regulations**

1. Church and Related Uses-CH

a. Development Regulations

- 1) Maximum Building Height: 35 Feet
- 2) Maximum Spire Height: 15 Feet above Building
- 3) Maximum Gross Floor Area: 35% of Total Site Area
- 4) Maximum Building Footprint Coverage: 82,786 Square Feet
- 5) Maximum Floor Area Ratio (FAR): 0.35 Permitted
- 6) Parking shall be provided at a rate of one space per 3 seats in the sanctuary while providing occasional overnight parking for church related uses.
- 7) Setbacks: Building and landscape setbacks to be established with the Site Development Plan. No proposed building shall be constructed closer than 25 Feet from Woodlands Blvd.; 25 Feet from Fifth Street; and 30 Feet from either the northern or western Planned Development boundaries.

b. Permitted Uses

- 1) Church
- 2) Church related educational facilities
- 3) Ministry related administrative offices.
- 4) Open space, landscape areas, buffers and setbacks
- 5) Drainage and Detention Facilities
- 6) Indoor and outdoor church related recreational facilities such as a playground.
- 7) Utilities and appurtenant facilities including by not limited to water and sewer, electric service, gas service, telephone and cable service.
- 8) Parking Spaces, Drive Isles, Parking Lot Islands, Sidewalks.
- 9) Public and private streets and drives.
- 10) Fences, walls, trash enclosures, and/or retaining walls.
- 11) Temporary construction trailers.

2. Open Space Private-OSP

a. Permitted Uses

- 1) Open space, landscape areas, setbacks, buffers.
- 2) Drainage and Detention Facilities.

- 3) Outdoor church related recreational facilities such as a playground and picnic areas.
- 4) Utilities and appurtenant facilities including but not limited to water and sewer, electric service, gas service, telephone and cable service.
- 5) Parking Spaces, Drive Isles, Parking Lot Islands, Sidewalks.
- 6) Public and private streets and drives.
- 7) Fences, walls, trash enclosures, and/or retaining walls.
- 8) Temporary construction trailers.

**G. Design Standards/Criteria**

Architectural design elements shall comply with the "Castle Rock Design: Guidelines for Design and Development in the Town of Castle Rock." In addition to the Town's guidelines, the PD Site Plan shall comply with standard zoning requirements of the Town of Castle Rock Zoning Ordinance including off-street parking, landscaping, site development, accessory and temporary uses, use by special review, and variance process shall apply to this PD except as modified by the following subsections.

1. Buildings shall be designed with the goal of 360 degree architecture. All exterior facades shall be designed with vertical and horizontal articulation and with architectural features so that they are visually attractive.
2. All outdoor storage, trash collection and loading areas shall be located on the site and shall be screened. All mechanical equipment shall be screened, whether it is on the roof, on the side of the building or on the ground.
3. Parking lots shall be oriented to provide safe and convenient access for pedestrians, and shall be disturbed around the building.

**H. Lighting Standards**

All Exterior lighting shall comply with the Town of Castle Rock outdoor illumination code.